From The President of:
GRADE A DEVELOPMENT, LLC.

Dear Prospective Client;

Grade A Development, LLC is pleased to submit our proposal and corporate portfolio for your review in consideration of General Construction Services as outlined in the attached specifications labelled Addendum.

Grade A Development, LLC is a full-service Construction and Construction Management Services operation, possessing a City of Chicago contractors’ license and a unique certification as a woman-owned designated HUD Section 3 contractor.

Our company, with its’ full array of “stud to stunning” construction capabilities and subcontractors, offers you seasoned professionals with over 75 collective years of experience. Our service also encompasses the proper pulling of permits, efficient and effective administration in office tasks, and a competent and superior understanding of residential and commercial building types providing you quality performance at all times, pre-construction and post-construction.

We are eager to begin working steadfastly for you and look forward to your review of our proposal and qualifications.

We will not disappoint you because we are dedicated. This is our promise to each of our customers, and we hope you personally will soon experience our expertise.

Respectfully submitted,
The President
Shaunte L. Porter

PORTFOLIO
2015 - 2018

Presentment/Proposal Date: April 16, 2018

To: _________________
(Client)

General Contractor and Owner
Shaunte L. Porter
sp@gradeadevelopmentllc.com • 630.923.4700

WEBSITE: WWW.GRADEADEVELOPMENTLLC.COM

OFFICES LOCATED AT
ONE WESTBROOK CORPORATE CENTER, STE. 300 • WESTCHESTER, IL 60154

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I. SERVICES PROVIDED
BY GRADE A DEVELOPMENT, LLC

NAICS
236118

HUD Section 3 - Business Designation
Certified Woman-Owned Business
Business Capabilities

Janitorial
Carpentry
Demolition
Electrical
General Contractor HVAC
Painting Dry Wall
Plumbing
Complete Renovations
Masonry – Subcontracted

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II. FEDERAL EIN DESIGNATION
Active Employer Identification

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081126334/NAICS 236118
VI. CERTIFICATE OF INSURANCE
HOUSTON CASUALTY $2M

Aggregate
Policy#U18AC10389-00
VII. COMPLETED PROJECTS

REVIEW

TOTAL REHAB PROJECT

3910 171st St COUNTRY CLUB HILLS, IL 60478
Sold 2/11/2016 - $145,000.00
after Grade A Development, LLC Rehab

Current Market Price - $165,942.00

TOTAL REHAB PROJECT

3406 Laurel Ln. HAZEL CREST, IL 60429
Sold 10/14/2016- $145,000.00
after Grade A Development, LLC Rehab
Detached Single Family Bi-Level- 4 Bedroom- 2 Full Bath, with a Lot Size of 9,350 Sq. Ft- Total rehab.

Current Market Price - $179,591.00

TOTAL REHAB PROJECT

204 South 8th MAYWOOD, IL 60153

Sold 8/5/2017 - $150,000.00

after Grade A Development, LLC Rehab
This 973 square foot house sits on a 6,116 square foot lot and features 1.5 bathrooms. This property was built in 1925 and last sold for $150,000.

Current Market Price - $163,102.00

TOTAL REHAB PROJECT

7349 South Vernon CHICAGO, IL 60619
Sold 9/18/2017 - $175,500.00
after Grade A Development, LLC Rehab
7349 S Vernon Ave, Chicago, IL was a Complete and Total Rehab finished by GRADE A DEVELOPMENT, LLC from the studs. This is a single family home that now contains 2,200 sq ft. 4 bedrooms and 3 bathrooms. Current Market Price - $176,892.00

VIII. EXECUTIVE SUMMARY
SHAUNTÉ L. PORTER

PROFESSIONAL REAL ESTATE SUMMARY
1998 – Present
REAL ESTATE INVESTMENT AND BUILDING CONSTRUCTION
GRADE A DEVELOPMENT, LLC
Westchester, IL
General Contractor
2015 Incorporated
Certified, Licensed, Insured and Bonded Since 2015
Owner and President

- 2018- Obtained HUD Section 3- Woman-Owned Business Designation
- 2015- City of Chicago General Contractor’s License Awarded
- Successful above average return on investments for 17 investment properties since 2008.
- Still Owner- Blue Island IL fixer upper
- Still Owner-3 Properties in West Garfield Park-Chicago fixer uppers
- 2004-began purchasing and restoring residential “fixer uppers”
- 1998 Purchased first property and rehabbed to move in status under deadline

OTHER EMPLOYMENT:
2008 – Present NALCO Company Bedford Park, IL

Export Logistic Planner

Responsible for supporting the timely processing of export orders and customer inquiries from order to delivery. Conduct an active role with diverse teams in improvement projects designed to improve service and efficiencies and reduce costs in alignment with Nalco (Ecolab) Supply Chain initiatives. Promoted up through the ranks from hired position of Packer/Order Filler in 2008. Accepted promotion to Export Logistic Planner in 2013.

Transportation Planner
11/2012 – 11/2013

Scheduled efficient and cost-effective deliveries, and route truckload shipments. Prepared and processed all necessary paperwork for customer shipments and production tasks according to specifications. Tendered freight to carriers, scheduled acquisition of materials returned from suppliers and customers. Tracked carrier performance and compliance, maintained record of transportation transactions, as well as communicated with, and coordinated activities with other departments.

EDUCATION
Concordia University, River Forest, IL 2011 – 3/2013- B.A. (Organizational Management) Candidate-2018
University of Illinois, Athletic Scholarship, Chicago IL 1995-1996, NCAA Div. Women's Collegiate Basketball
Western Illinois University, Athletic Scholarship, IL 1993-1995, NCAA Div. Women's Collegiate Basketball

ADDITIONAL SKILLS AND CERTIFICATIONS
HAZMAT certified; seasoned Forklift operator; fluent in SAP; proficient in Microsoft and Apple hardware/software

REFERENCES IMPECCABLE!
IX. PROFESSIONAL REFERENCES
X. CLIENT TESTIMONIALS
XI. COMMUNITY SERVICES
OUTREACH

XII. INTERNSHIP/SCHOLARSHIPS

GRADE A DEVELOPMENT LLC
INTERN-SCHOLARSHIP FUNDING PROGRAM
PROJECTED START- YEAR 2020

1. (35%)
2. (30%)
In principle all students over the period of their GRADE A DEVELOPMENT LLC SCHOLARSHIP YOUTH PROJECT internship programs will be engaged in all facets of building construction activity. There currently are a PROJECTED 25 university and high school students prospectively reviewed for 2019 acceptance.

### Educational Background of Prospective Interns

<table>
<thead>
<tr>
<th>Academic 2.5 GPA and above</th>
<th>University/Jr. College</th>
<th>High School</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>15</td>
<td></td>
</tr>
</tbody>
</table>

### FUNDS RAISED:

<table>
<thead>
<tr>
<th>Corporation</th>
<th>Donations</th>
<th>Year Contributed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company A NAME</td>
<td>$$$$$</td>
<td>2018</td>
</tr>
<tr>
<td>Company B NAME</td>
<td>$$$$$</td>
<td>2019</td>
</tr>
</tbody>
</table>

**General Contractor and Owner**

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THANK YOU FOR YOUR REVIEW AND CONSIDERATION!